

PRO-TITLE & ESCROW, INC.

ALTA No:

101 N. UNIVERSITY AVENUE

PROVO, UTAH 84601

Settlement Location

101 North University Avenue, Provo, UT 84601

801-375-0026

Property Address:

S34 T7S R2E, 84660

Buyer: First American Exchange Company, LLC as Qualified
Intermediary for ACJ Investments, LLC**Seller:** South Utah Valley Municipal Water Association**Lender:****FileNo:** 38497-P**Escrow Officer:** Mark D. Wilson**Settlement Date:** 3/14/2022**Disbursement Date:** 3/15/2022**Loan Type:****Loan No:**

Description	Buyer	
	Debit	Credit
Financial		
Sale Price of Property	\$5,400,000.00	
1031 Funds from First American Exchange Co, LLC		\$2,593,168.76
Prorations/Adjustments		
County Taxes from 1/1/2022 to 3/15/2022		\$32.45
Loan Charges to		
Impounds		
Title Charges & Escrow / Settlement Charges		
Title - Closing Fee to PRO-TITLE & ESCROW, INC.	\$550.00	
Government Recording and Transfer Charges		
Recording Fees	\$45.00	
\$45.00 Deed		
\$0.00 Mortgage		
Payoff(s)		
Miscellaneous		
Subtotals	\$5,400,595.00	\$2,593,201.21
Due From Buyer		\$2,807,393.79
Totals	\$5,400,595.00	\$5,400,595.00

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize PRO-TITLE & ESCROW, INC. to cause the funds to be disbursed in accordance with this statement.

Buyer

Janese Patterson

First American Exchange Company, LLC as Qualified Intermediary for
ACJ Investments, LLC


David R. Simpson, Manager

To the best of my knowledge, the ALTA Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


Mark D. Wilson
PRO-TITLE & ESCROW, INC.

PRO-TITLE & ESCROW, INC.101 N. UNIVERSITY AVENUE
PROVO, UTAH 84601**Settlement Location**101 North University Avenue, Provo, UT 84601
801-375-0026

ALTA No:

Property Address:

S34 T7S R2E, 84660

Buyer: First American Exchange Company, LLC as Qualified

Intermediary for ACJ Investments, LLC

Seller: South Utah Valley Municipal Water Association**FileNo:** 38497-P**Escrow Officer:** Mark D. Wilson**Settlement Date:** 3/14/2022**Disbursement Date:** 3/15/2022

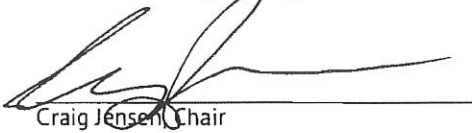
Description	Seller	
	Debit	Credit
Financial		
Sale Price of Property		\$5,400,000.00
Prorations/Adjustments		
County Taxes from 1/1/2022 to 3/15/2022	\$32.45	
Loan Charges to		
Impounds		
Title Charges & Escrow / Settlement Charges		
Title - Closing Fee to PRO-TITLE & ESCROW, INC.	\$550.00	
Title - Owners Coverage Premium to PRO-TITLE & ESCROW, INC.	\$10,558.00	
Government Recording and Transfer Charges		
Reconveyance Recordings to UT County Recorder	\$90.00	
Payoff(s)		
Payoff of First Mortgage Loan		
Payoff of Second Mortgage Loan		
Miscellaneous		
Subtotals	\$11,230.45	\$5,400,000.00
Due To Seller	\$5,388,769.55	
Totals	\$5,400,000.00	\$5,400,000.00

Acknowledgement

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Sellers

South Utah Valley Municipal Water Association


Craig Jensen, Chair

To the best of my knowledge, the ALTA Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


Mark D. Wilson
PRO-TITLE & ESCROW, INC.

SUVMWA Regional Wastewater Treatment Facility

Property Purchase - 239.7 Acres

April 8, 2008

Project Estimate

Property Purchase - 239.70 Acres	\$	4,700,000.00
Up Front DSRF	\$	852,518.57
Title Insurance	\$	6,462.00
Trustee Set-up and First annual	\$	4,500.00
Bond Counsel	\$	33,000.00
Financial Advisor	\$	25,000.00
Bill Prater - WQB Counsel	\$	4,770.00
Miscellaneous	\$	1,268.00
Non-Point Source Project	\$	225,000.00
0.5% Origination Fee	\$	25,000.00
Total Project Cost	\$	5,877,518.57

Financing Estimate (DWQ Bond)

Amount Financed	\$	5,000,000.00
Term of Loan (Years)		10
Annual Interest Rate		2.4%
Annual Trustee Fee		\$2,750.00
Annual Payment		\$571,095.72
Up Front Debt Service Reserve Fund		\$852,518.57 (Paid by Members)
SUVMWA Sponsor Participation		\$25,000.00 (Paid out of SUVMWA funds)

Estimated Annual Payment per Participating City

2006 Census Population			% of Total	Annual Pmt	One Time DSRF
1	Springville*	25,998	21.43%	\$ 122,408.66	\$ 182,728.83
2	Mapleton	7,157	8.24%	\$ 47,079.86	\$ 70,279.73
3	Spanish Fork	27,717	31.93%	\$ 182,326.73	\$ 272,173.16
4	Salem*	5,632	15.00%	\$ 85,664.36	\$ 127,868.89
5	Woodland Hills	1,269	1.46%	\$ 8,347.68	\$ 12,461.22
6	Elk Ridge	2,296	2.64%	\$ 15,103.44	\$ 22,546.08
7	Payson	16,748	19.29%	\$ 110,170.95	\$ 164,460.66
	TOTALS	86,817	100.00%	\$ 571,101.67	\$ 852,518.57

Participation Agreement from each City to be approved at council meeting in March.

Anticipated Closing Date - April 7, 2008

Financial Advisor Johnathan Ward, Zions Bank Public Finance

(801) 844-7379

johnathan.ward@zionsbank.com

Please feel free to contact Johnathan with questions.

*These cities have agreed to a new allocation that is not based on population

MARCH 2022 – SUVMWA PROPERTY SALE
SALE PRICE \$5,400,000.00
SETTLEMENT AFTER FEES - \$5,388,759.55

CITY	% OF PROJECT	DUE TO CITY
Springville City	21.43%	\$1,154,811.17
Mapleton City	8.24%	\$444,033.79
Spanish Fork City	31.93%	\$1,720,630.92
Salem City	15.00%	\$808,303.93
Woodland Hills	1.46%	\$78,675.89
Elk Ridge	2.64%	\$142,263.25
Payson	19.29%	1,039,491.72
TOTAL	99.99%	\$5,388,210.67

.01% NOT ALLOCATED - \$548.88

\$78.41 EACH CITY OR KEEP IN THE ACCOUNT IN LIEU OF COLLECTING CITY ALLOTMENTS THIS YEAR??